

# UNOFFICIAL COPY

## WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

Mail to:  
Bill Iversen, Attorney  
119 S. Emerson St. #262,  
Mt. Prospect, IL 60056

Subsequent tax bill to:  
Todd W. Wirth and Nellie Wirth  
5707 N. Ridge Ave. Unit 3,  
Chicago, IL 60660

Prepared by:  
Catherine Hwa, Attorney  
2300 N. Barrington Rd, Ste. 400  
Hoffman Estate, IL 60169

Doc#: 2032339041 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/18/2020 07:59 AM Pg: 1 of 2

Dec ID 20200901699047  
ST/CO Stamp 0-290-309-088 ST Tax \$150.00 CO Tax \$75.00  
City Stamp 0-107-062-240 City Tax: \$1,575.00

THE GRANTOR: Seller(s), Karen Chuang, single, of the City of Berkeley, County of Alameda, State of California, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration paid in hand, hereby convey(s) and warrant(s) unto:

Grantee, Todd W. Wirth and Nellie Wirth, husband and wife,  
of 35373 N. Shoreline Dr., Ingleside IL, 60041

To have and hold forever as: [Buyer to select option]  
 tenants in common; or  tenants by the entirety; or  joint tenants

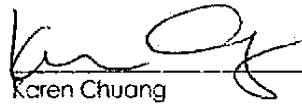
all its rights, title, and interest in that certain parcel of land with the buildings and improvements thereon, situate, lying, and being in the City of Chicago, County of Cook, and State of Illinois, bounded and described, to wit: (See attached Exhibit A for legal description).

Subject to: general real estate taxes not yet due and payable, covenants, conditions and restrictions of record, building lines and easements, limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration if applicable, special governmental taxes or assessments for improvements not yet completed, and unconfirmed special governmental taxes or assessments, so long as they do not interfere with the current use and enjoyment of the property.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold same unto Grantee, and unto Grantee's assigns forever with all buildings and improvements thereon thereunto belonging.

Permanent Index Number: 14-05-317-036-1009  
Property Address: 5707 N. Ridge Ave. Unit 3, Chicago, IL 60660

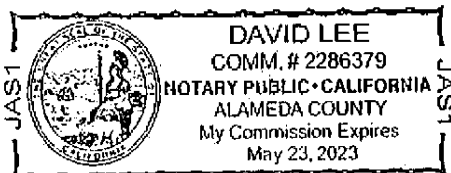
Dated this: 10/12/20.

 (Seal)  
Karen Chuang

STATE OF California }  
COUNTY OF **ALAMEDA**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Karen Chuang personally known to me to be the same person(s) whose name is/are subscribed the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and notaries seal, this 10/12/20.

Commission expires: 05/23/2023 Notary Public.



**Chicago Title 20GNW002159RM**  
**1 of 2 asv**

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## LEGAL DESCRIPTION

Order No.: 20GNW002159RM

For APN/Parcel ID(s): 14-05-317-036-1009

UNIT 5707-3 IN 5710-12 NORTH WAYNE AND 5707-09 NORTH RIDGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 27 (EXCEPT THAT PART THEREOF LYING NORTH OF A LINE COMMENCING AT A POINT IN THE EAST LINE OF SAID LOT, 9 FEET SOUTH OF THE NORTHEAST CORNER THEREOF AND RUNNING THENCE WEST PARALLEL TO THE NORTH LINE THEREOF TO A POINT 7 FEET FROM THE NORTHWESTERLY LINE THEREOF MEASURED AT RIGHT ANGLES THERETO AND THENCE SOUTHWESTERLY PARALLEL TO SAID NORTHWESTERLY LINE TO THE SOUTHWESTERLY LINE OF SAID LOT) IN BLOCK 4 IN CAIRNDUFF'S ADDITION TO EDGEWATER IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0030368742, TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Cook County Clerk's Office